

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6874**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **TUESDAY, SEPTEMBER 14, 2010**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 a.m. by Chair Paulson.

**ATTENDANCE**

Members Present:

*Joel Paulson, Senior Planner*

*Wayne Hokanson, Fire Department*

*Mike Machado, Building Official*

*Shane Adrian, Assistant Civil Engineer*

**PUBLIC HEARINGS**

**ITEM 1:**     17390 High Street  
                  Architecture and Site Applications S-07-198  
                  Negative Declaration ND-07-149

Requesting approval to demolish an existing single family residence and secondary dwelling unit and to construct a new residence on property zoned R-1:10.

APN 532-23-047.

PROPERTY OWNER/APPLICANT: Liam Balfe

1.   *Chair Paulson* opened the public hearing.
2.   Staff gave report on proposed project.
3.   Applicant was introduced.
4.   Members of the public were present:  
      *Phil and Kim Couchee* – Expressed concerns about privacy and screening vegetation.
5.   Public hearing closed.
6.   *Adrian* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town.
  - (b) As required by Section 29.10.09030 (e) of the Town Code, for the demolition of the existing single family residence:
    - (e)   a. The Town's housing stock will be maintained because a new house is proposed; and
    - b. The existing structure is not historically or architecturally significant; and
    - c. The property owner does not want to maintain the existing structure; and
    - d. The economic utility of the building has been exceeded.

- (c) The project is in compliance with the Residential Design Guidelines for single-family homes.
  - (d) The project is in substantial compliance with the applicable sections of the Hillside Development Standards & Guidelines.
  - (e) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
- 7. *Machado* seconded, motion passed unanimously.
  - 8. Appeal rights were cited.

### **OTHER BUSINESS**

NONE

### **ADJOURNMENT**

Meeting adjourned at 9:15 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
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Joel Paulson, Senior Planner